

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**EMERALD HEIGHTS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

The undersigned, being the Managing Agent of Emerald Heights Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Emerald Heights Homeowners Association, Inc.
2. Name of Association: The name of the Association is Emerald Heights Homeowners Association, Inc.
3. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions and Restrictions for Emerald Heights Homeowners Association, recorded on April 19, 2018 and filed as Document No. 20180419000463350, Official Public Records of Real Property of Collin County, Texas
4. Name and mailing address of the Association: The name and mailing address of the Association is Emerald Heights Homeowners Association, Inc. c/o Greenhouse Management Association LLC, 6841 Virginia Parkway, Suite 103-305 McKinney, TX 75071.
5. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is Emerald Heights Homeowners Association, Inc. c/o Greenhouse Management Association LLC, Address: 6841 Virginia Parkway, Suite 103-305 McKinney, TX 75071, Phone Number: 469-215-5321 Email Address: [customercare@greenhousemgt.com](mailto:customercare@greenhousemgt.com).
6. The Association's Dedicatory Instruments are Available to Members Online at: [www.Greenhousemgt.com](http://www.Greenhousemgt.com)
7. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$120.00
Rush Fee	\$100.00
Working Capital Contribution	\$166.67
Second Resale Certificate (for Stonebridge Ranch)	\$375

\* Resale Certificates may be requested by submitting an online request at [www.Greenhousemgt.com](http://www.Greenhousemgt.com), or by emailing [customercare@greenhousemgt.com](mailto:customercare@greenhousemgt.com).

Executed on this 14th day of June, 2023.

Greenhouse Management Association LLC

By: AL Perry

Printed: AL Perry

Its: CEO

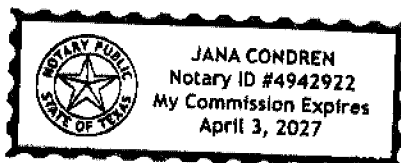
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §

§

COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 14th day of June, 2023, personally appeared AL Perry, of Greenhouse Management Association LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Jana Condren  
Notary Public in and for the State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000066884

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 15, 2023 03:20 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000066884  
Receipt Number: 20230615000511  
Recorded Date/Time: June 15, 2023 03:20 PM  
User: Cathy L  
Station: Station 12

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX